

LONG RANGE AGENDA
February 6, 2020 – February 27, 2020

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PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

5. **DSP-18049 WALKER MILL ROAD BUSINESS PARK**
(TCP)
Council District: 07 Municipality: Capitol Heights
Located in the northwest quadrant of the intersection of
Walker Mill Road and Silver Hill Road. (PA 75B)
I-1 Zone (1.98 acres) (11/19/2019)
D.E.N. United General Construction, LLC, Applicant
**Request: Construction of a 160 square foot contractors
office with outdoor storage for construction material and
equipment.**

Action must be taken on or before 2/12/2020.

STAFF RECOMMENDATION:

- DSP-18049 – APPROVAL with conditions
- TCP-2-039-2019 – APPROVAL with conditions

(BISHOP)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
301-952-3530)

6. **4-18026 BRANDYWINE CORNER**
(TCP)
Council District: 09 Municipality: None
Located on the west side of Branch Avenue, at the southwest
quadrant of its intersection with Moores Road. (PA 85A)
C-M Zone (5.09 acres) (11/18/2019)
Brandywine Corner, LLC, Applicant
**Request: Two parcels for 18,946 square feet of
commercial development.**

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-18026 – APPROVAL with conditions
- TCP1-014-2019 – APPROVAL with conditions

(DIAZ-CAMPBELL)

PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530)

7. **CSP-18007 HOPE VILLAGE CENTER**
(TCP)
Council District: 09 Municipality: None
Located southeast quadrant of the intersection of MD 223
(Woodyard Road) and Marlboro Pike. (PA 82A)
M-X-T Zone (37.61 acres) (11/19/2019)
VMD-Upper Marlboro, LLC, Applicant
**Request: Mixed use development with 38 single-family
attached residential units and 181,950 square feet of
commercial for hotel, retail, assisted living, and
institutional uses.**

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:

- CSP-18007 - @
- TCP1-015-2019 - @

(HURLBUTT)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
301-952-3530)

8. **4-19032 AMBER RIDGE**
(TCP) (VARIANCE) (VARIATIONS)
Council District: 04 Municipality: Bowie
Located on west side of southbound US 301 (Crain
Highway), approximately 1200 feet south of its intersection
with Mitchellville Road. (PA 74B)
M-X-T Zone (19.03 acres) (11/18/2019)
CBR Amber Ridge, LLC, Applicant
**Request: 195 Lots and 26 Parcels for townhouse and
commercial development.**

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-19032 – APPROVAL with conditions
- TCP2-001-2017-01 – APPROVAL with conditions
- VARIANCE – DISAPPROVAL
- VARIATIONS – APPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
301-952-3530)

9. **4-19003 PECAN RIDGE**

(TCP) (VARIANCE)

Council District: 04 Municipality: None

Located on the south side of Lloyd Station Road,
approximately 315 feet from its intersection with MD 197
(Laurel-Bowie Road). (PA 71A)

R-R Zone (41.70 acres) (11/6/2019)

Caruso Homes, Inc., Applicant

**Request: Conservation subdivision with 80 lots and 12
parcels for single family detached development**

Action must be taken on or before 4/8/20.

STAFF RECOMMENDATION:

- 4-19003 - @
- TCP-@ - @
- VARIANCE - @

(SIMON)

10. **4-19023 BELTWAY PLAZA**

(TCP)

Council District: 04 Municipality: Greenbelt

Located on the north side of MD 193 (Greenbelt Road), at
the northeast quadrant of its intersection with Cherrywood
Lane. (PA 67)

M-U-I/D-D-O Zones (53.88 acres) (10/7/2019)

GB Mall Limited Partnership/Quantum Management Co.,
Applicant

**Request: 55 parcels for mixed-use development of 2,500
multifamily dwelling units and 700,000 square feet of
commercial development**

Action must be taken on or before 3/11/2020.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance to 2/20/20

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

11. **FOUR (4) RESERVATIONS WILL EXPIRE ON JUNE 30, 2020, AT VARIOUS LOCATIONS.** They consist of the following:

Two (2) for Branch Avenue/Surratts Road Interchange

One (1) Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade

One (1) Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated January 10, 2020, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.
(MASOG)

PGCPB AGENDA
SUPPLEMENTAL
2/6/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

DRAFT RESOLUTION – CASE **WILL BE HEARD ON
JANUARY 30, 2020.**

PGCPB NO. @ - DSP-19001 JSF ANNAPOLIS ROAD

STAFF RECOMMENDATION: @
(HURLBUTT)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 13, 2020

New Information Cut-Off

1/9/20

Sign Posting

1/14/20

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

5. **4-19005 THE FAIRWAYS AT GLENN DALE ESTATES**
(TCP) (VARIANCES)
Council District: 04 Municipality: None
Located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard. (PA 70)
O-S/R-18C Zones (125.16 acres) (11/25/2019)
Fairways Glenn Dale MD, LP, Applicant
Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.

Action must be taken on or before 2/18/20.

STAFF RECOMMENDATION:

- 4-19005 - @
 - TCP1-016-2019 - @
 - VARIANCES-25-119(d)(4) - @
- (SIMON)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM # (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

NOTE: By letter dated December 31, 2019, Norman D. Rivera, Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-18007 WOODMORE OVERLOOK COMMERCIAL (TCP) (VARIATION) (VARIANCE)
Council District: 05 Municipality: None
Located in the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road. (PA 73)
M-X-T Zone
(18.33 acres) (12/18/2018)
Woodmore Overlook Commercial, LLC, Applicant
(SIEVERS)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

**REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN (Inquiries call 301-952-3530)**

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM #
(WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on March 7, 2019
and the Resolution was mailed out on April 2, 2019.
Norman D. River, Esquire requests a reconsideration
hearing to revise Condition 6.**

**4-18007 WOODMORE OVERLOOK COMMERCIAL
(TCP) (VARIATION) (VARIANCE)
Council District: 05 Municipality: None
Located in the northwest quadrant of the intersection of MD
202 (Landover Road) and Lottsford Road. (PA 73)
M-X-T Zone
(18.33 acres) (12/18/2018)
Woodmore Overlook Commercial, LLC, Applicant**

**STAFF RECOMMENDATION: DISCUSSION
(SIEVERS)**

**BE SURE TO ADD THE FOLLOWING NOTE TO THE
POR LIST – THIS LIST HAS BEEN CLOSED!**

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM # (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

NOTE: By letter dated January 13, 2020, Arthur J. Horne, Jr., Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a, 10(e), and 12(a).

4-03071 FOREST HILLS

Council District: 06 Municipality: None.

Tier: Developing.

Located on the west and east sides of Largo Road, approximately 200 feet south of Kent Drive. (PA 79)

116 Lots & 9 Parcels, R-L Zone

(167.7 acres) (7/22/2003)

Quad Construction Corporation, Applicant
(SIEVERS)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

**REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN (Inquiries call 301-952-3530)**

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM #
(WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on January 15, 2004
and the Resolution was mailed out on February 19, 2004.
Arthur J. Horne, Jr., Esquire requests a reconsideration
hearing to revise specific finding and conditions.**

4-03071 FOREST HILLS

Council District: 06 Municipality: None.

Tier: Developing.

Located on the west and east sides of Largo Road,
approximately 200 feet south of Kent Drive. (PA 79)

116 Lots & 9 Parcels, R-L Zone

(167.7 acres) (7/22/2003)

Quad Construction Corporation, Applicant

STAFF RECOMMENDATION: DISCUSSION
(SIEVERS)

**BE SURE TO ADD THE FOLLOWING NOTE TO THE
POR LIST – THIS LIST HAS BEEN CLOSED!**

TENTATIVE PGCPB AGENDA

2/20/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 20, 2020

New Information Cut-Off

1/16/20

Sign Posting

1/21/20

TENTATIVE PGCPB AGENDA

2/20/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

5. **DSP-19052 THE MANSIONS AT MELFORD TOWN CENTER**
(TCP) (AC)
Council District: 04 Municipality: Bowie
Located on the east side of Curie Drive, approximately 424 feet north of Melford Boulevard. (PA 71B)
M-X-T Zone (11.12 acres) (11/27/2019)
St. John Properties, Inc., Applicant
Request: 435 multifamily dwelling units in nine buildings and one 12,000 square foot clubhouse with a swimming pool and other recreational facilities.

Action must be taken on or before 2/20/20.

STAFF RECOMMENDATION:

- DSP-19052 -
- TCP2-036-99-15 - @
- AC - @

(ZHANG)

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

- SDP-1202-07 CANTER CREEK**
(TCP)
Council District: 09 Municipality: None
Located on west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road. (PA 82A)
R-S/M-I-O Zones (48.00 acres) (11/18/2019)
Walton Canter Creek Development, LLC, Applicant
Request : Approval of phases 3 & 4 consisting of 161 single family detached dwellings.

Action must be taken on or before 3/28/20.

STAFF RECOMMENDATION:

- SDP-1202 - @
- TCPII-002-02-04 - @

(BURKE)

PGCPB AGENDA
02/20/2020

Prince George's County Planning Department
Andree Green Checkley, Esq., County Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

6. **MANDATORY REFERRAL NO. MR-1938F**
(Prince George's County Liberty Sports Park)
Council District: 4 Municipality: N/A
General Plan: Established Community
Located: 201 Prince George's Boulevard, Upper Marlboro,
MD 20774 (PA 74A)
Zone: E-I-A/R-O-S (53.72 acres)
Date Accepted: 01/10/2020
Owner: Prince George's County and The
Maryland-National Capital Park and Planning
Commission
Applicant: Green Branch Management Group

Request: Construction of a multi-purpose facility for education and development of sports programs and competitions on a year-round facility with 10 lighted fields (6 turf and 4 grass). The fields will primarily be used for lacrosse, soccer, football, rugby and field hockey together with the necessary infrastructure to accommodate games, practices, clinics and tournaments.

Action must be taken on or before March 10, 2020.

STAFF RECOMMENDATION:
(MARTIN)

TENTATIVE PGCPB AGENDA

2/27/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

**PROCESSING DEADLINES FOR
FEBRUARY 27, 2020**

New Information Cut-Off

1/23/20

Sign Posting

1/28/20

TENTATIVE PGCPB AGENDA

2/27/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call
301-952-3972)

3C. **COMMUNITY PLANNING, NEIGHBORHOOD
REVITALIZATION AND PLACEMAKING SECTION
PROJECT UPDATES**

STAFF RECOMMENDATION: BRIEFING
(DODGSHON/STACHURA)

PGCPB AGENDA

2/27/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

DSP-19044 PARK PLACE

(TCP) (AC) (VARIANCE)

Council District: 01 Municipality: None

Located on the south side of Muirkirk Road, approximately
680 feet west of Van Dusen Road. (PA 60)

I-3 Zone (17.46 acres) (10/2/2019)

Konterra Associates, LLC, Applicant

**Request: Construction of 128,810 square feet of flexible
industrial space to be used for office/warehouse/
distribution.**

Action must be taken on or before 2/29/20.

STAFF RECOMMENDATION:

- DSP-19044 – @
- TCP2-029-2019 – @
- AC – @
- VARIANCE – @

(BUSH)

DSP-06001-03 COMMONS AT ADDISON ROAD

(TCP)

Council District: 07 Municipality: None

Located at the southwest quadrant of the intersection of
Central Avenue and Addison Road. (PA 75A)

C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)

6301 Central Avenue, LLC, Applicant

**Request: Development of a mixed-use building including
193 multifamily residential units, approximately
11,000 square feet of ground floor commercial, and a
reduction in the required amount of residential parking.**

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:

- DSP-06001-03 - @
- TCPII-013-2019 - @

(BISHOP)